



City of Huntington Beach Planning and Building Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Jill Arabe, Assistant Planner JA
DATE: July 10, 2012

SUBJECT: CONDITIONAL USE PERMIT NO. 11-031 (GREEN & CLEAN DEVELOPMENT)

APPLICANT: Jeff Bergsma, 221 Main St. H, Huntington Beach, CA 92648

PROPERTY

OWNER: Freeway Industrial Park, 2032 La Colina Drive, Santa Ana, CA 92705

LOCATION: 7311 Edinger Ave., 92647 (northwest corner of Edinger Ave. and Gothard St.)

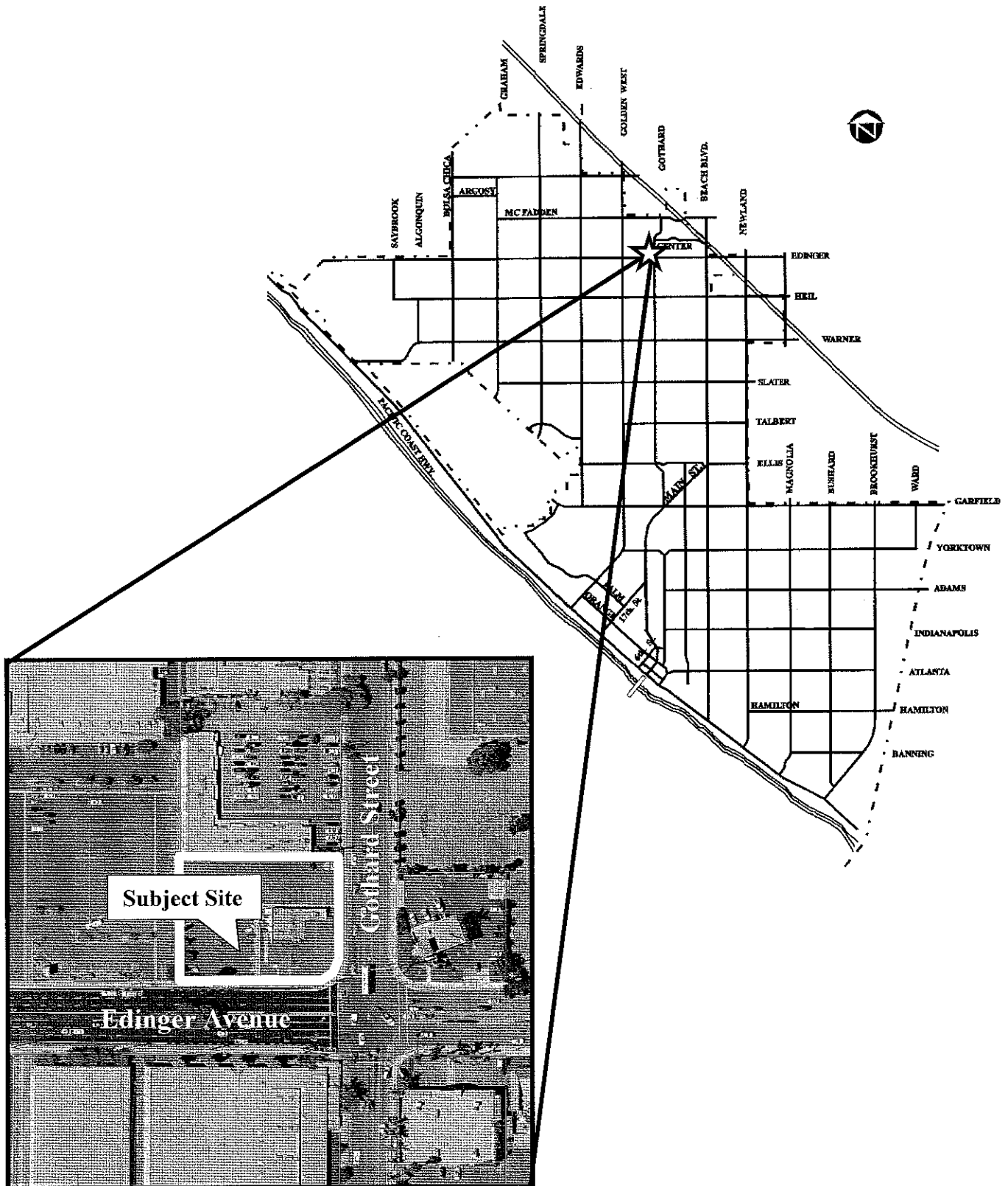
STATEMENT OF ISSUE:

- ♦ Conditional Use Permit No. 11-031 request:
 - To permit the construction of a 6,600 square feet, single story commercial development on a .85 acre site within the Beach and Edinger Corridors Specific Plan (BECSP).
 - The commercial uses consist of an approximately 3,200 square feet express carwash, 750 square feet convenience store, and 2,650 square feet restaurant with a 400 square feet outdoor dining area.
 - To permit the establishment of alcohol sales and service within the 2,650 square feet restaurant and 400 square feet outdoor dining area.
- ♦ Staff's Recommendation: Approve Conditional Use Permit No. 11-031 based upon the following:
 - The proposed commercial uses are similar to existing land uses in the vicinity and the development is consistent with the BECSP which encourages pedestrian oriented development.
 - The site design is compatible with the surrounding area because it incorporates a site layout, architectural building enhancements, and landscape treatments which complement the vision for the corridor.
 - Site improvements feature a new frontage road consisting of a protected parking access lane with slow moving traffic and amenities that buffer the sidewalk from the Edinger Avenue thoroughfare.
 - The project supports pedestrian activity with wider walkways and outdoor seating areas.

RECOMMENDATION:

Motion to:

"Approve Conditional Use Permit No. 11-031 with findings and suggested conditions of approval (Attachment No. 1)."



VICINITY MAP
CONDITIONAL USE PERMIT NO. 11-031
GREEN & CLEAN DEVELOPMENT – 7311 EDINGER AVE.

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 11-031 with findings for denial.”
- B. “Continue Conditional Use Permit No. 11-031 and direct staff accordingly.”

PROJECT PROPOSAL:

Conditional Use Permit No. 11-031 represents a request to permit: 1) the construction of a 6,600 square feet commercial development consisting of an approximately 3,200 square feet express carwash building and 3,400 square feet retail building, and 2) the establishment of alcohol sales and service within 2,650 square feet of restaurant space and 400 square feet of outdoor dining area pursuant to Section 2.2 of the BECSP.

The site is approximately .85 acres and contains an existing 5,450 square feet restaurant building (Coco’s Restaurant), which will be demolished to accommodate the two new buildings and a total of 43 parking spaces. Project features include street improvements on Edinger Avenue and Gothard Street including a frontage road with angled parking spaces and wider sidewalks and landscape planters. The retail building is proposed closer to the corner intersection and the drive-thru carwash is located at the rear of the property. The hours of operation for the proposed uses are summarized below.

Land Use	Floor Area (Sq. Ft.)	Proposed Daily Hours of Operation
Drive-thru Carwash (2 attendants & 5 vacuums)	3,200	7 a.m. – 7 p.m.
Retail	750	6 a.m. – 12 a.m.
Restaurant w/ Alcohol	2,650	7 a.m. – 2 a.m.
Outdoor Dining w/ Alcohol	400	7 a.m. – 10 p.m.

The drive-thru carwash will have two attendants to monitor the facility and ensure vehicles safely enter and exit the tunnel (Attachment No. 3). The carwash and pay stations are automated and assistance will be provided by the attendants, as necessary. A total of five vacuums are proposed within the parking lot as an added service for customers to clean the interior of their vehicles.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay)	SP14 (Beach & Edinger Corridors Specific Plan – Town Center Boulevard Segment)	commercial
North and West of Subject Property, East of Subject Property (across Gothard St.), South of Subject Property (across Edinger Ave.):	M-sp-d	SP14	commercial

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay). The proposed project is consistent with this designation and the goals, policies, and objectives of the City's General Plan as follows:

A. Land Use Element

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Goal LU 15: Achieve new development that enhances the City's quality of development and sense of place, goals for community character, and preserves significant historical resources.

Policy LU 10.1.8: Require that entertainment, drinking establishments, and other similar uses provide adequate safety measures to prevent negative impacts on adjacent properties.

The proposed project is a small commercial development located within close proximity of anticipated development of residential uses including the Boardwalk site, Bella Terra, and Huntington Beach Lofts. The site layout is oriented to pedestrians by providing the retail building closer to the street, locating the parking lot behind the building, expanding sidewalk widths, and activating the street corner by including site furniture for outdoor seating areas. Pedestrian walkways are also buffered from the arterial streets by shade trees, landscaped parkways, and the new frontage road. In addition, the proposed restaurant serving alcoholic beverages will market its services to local residents and visitors in the surrounding region. The ancillary use of alcohol service and consumption is appropriate to a restaurant when it is located within a commercial development and is surrounded by similar commercial uses. New residential or mixed use development will be sufficiently buffered by arterial streets and landscaping.

B. Urban Design Element

Policy UD 1.2.1: Require public improvements to enhance the existing setting for all key nodes and pedestrian areas through the consideration of the following: a) provide pedestrian connections and visual continuity between the node and the surrounding neighborhoods; b) incorporate shade trees to shelter pedestrians; c) incorporate the use of enhanced paving materials at the pedestrian crosswalks; d) widen the sidewalks at intersections, where feasible, to minimize the length of pedestrian crossings; e) enhance the connections, where feasible, between the public sidewalk and private commercial interior open spaces/courtyards.

The Edinger Avenue street frontage is activated by the Classic Boulevard improvement which includes the development of a 12 feet wide sidewalk, angled parking spaces, decorative boulevard-scale street lights, and the retail building. The building entrances are oriented to the street to encourage a walkable environment and pedestrians are buffered from traffic by new planting strips between the curb and sidewalk.

C. Noise Element

Objective N 1.4: Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or “noise-sensitive” uses.

Policy N 1.5.1: Require that commercial and residential mixed-use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use. The design measures used may include: 1) the use of materials which mitigate sound transmission; or 2) the configuration of interior spaces to minimize sound amplification and transmission.

The project, as conditioned, will contain sound attenuating materials within the drying room of the carwash building as recommended in the submitted noise study. As a result, potential noise generated by the use will not exceed existing noise levels and will comply with the City’s noise ordinance. The carwash is conditioned to only operate between 7 a.m. and 7 p.m. daily. Future development of residential uses across Gothard Street (Boardwalk site) will be buffered from potential noise by the street and sound attenuation applied to the building.

Zoning Compliance:

This project is located in the BECSP and complies with the requirements of that zone. A list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code has been provided to the applicant (Attachment No. 4). Overall, the project complies with parking, building height, setbacks, and other applicable requirements.

Urban Design Guidelines Conformance:

The project will comply with the architectural regulations and guidelines of the BECSP. A detailed discussion of the project’s design is provided in the Analysis section of this staff report.

Environmental Status:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303, Class 3- *New Construction or Conversion of Small Structures*, because the proposed project consists of the construction of two commercial buildings not exceeding 10,000 square feet in floor area on a site zoned for such use. Furthermore, implementation of the project would not result in any new or more severe potentially adverse environmental impacts that were not considered in the Final EIR for the BECSP. Compliance with all applicable mitigation measures adopted with the Specific Plan will be required of the project.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Public Works, Police, Fire, and the Building Division have reviewed the project proposal and identified a list of recommended conditions that are incorporated into the suggested conditions of approval as well as code requirements (Attachment No. 4).

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on June 28, 2012, and notices were sent to property owners of record and occupants/tenants on and within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning and Building Department's Notification Matrix), applicant, and interested parties. As of July 3, 2012, no communication supporting or opposing the request has been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

June 1, 2012

MANDATORY PROCESSING DATE(S):

August 1, 2012

Conditional Use Permit No. 11-031 was filed on December 16, 2011 and deemed complete on June 1, 2012, based on revised plans and a noise study.

ANALYSIS:

The primary issues for the Planning Commission to consider are land use compatibility, site layout, and architectural design.

Land Use Compatibility

The project is located within the Town Center Boulevard Segment of the BECSP, which envisions mixed use development consisting of a mixture of ground-level shops and services, with upper-level homes, offices, or hotel rooms. The corridor will ultimately feature a protected parking access lane with slow moving traffic and amenities that buffer the sidewalk from the fast-moving center lanes of Edinger Avenue. As a result, development within the corridor should support pedestrian activity and consist of uses that will serve the surrounding community. The proposed project is located on an approximately 37,000 square foot site and will contain two commercial buildings not exceeding 6,600 square feet. The services provided by the development are oriented to the neighborhood. It is anticipated that the retail, restaurant, and express carwash uses will be typically frequented by local residents, college students, workers, and visitors. Furthermore, existing uses adjacent to the project are commercial. The proposed uses are compatible with the commercial area and will not create an undue amount of noise or traffic above the existing conditions. Alcohol ancillary to the restaurant use is appropriately located within a commercial development. The proposed alcohol use will be limited within the restaurant suite and outdoor dining area and served during conditioned hours of operation. Sufficient setbacks and noise attenuation are provided to enhance compatibility with nearby residential uses.

Site Layout

Based on the location and site layout, walking and bicycling are practical options for accessing the site. The parking lot is not the prominent feature on the site consistent with the BECSP. Instead the retail building is the focal point in conjunction with the frontage road and sidewalks. Site circulation is designed with convenient and efficient routes for pedestrians around the building and parking lot. The frontage road also provides a buffer for safer pedestrian access. Sidewalk improvements involve wider widths and landscaped areas to encourage more activity along the street frontages. Overall the site is improved by activating the street corner with site furnishings and shopfronts oriented to the streets. In addition, vehicular circulation is provided onsite through reciprocal access with the westerly property and a driveway off Gothard Street. No significant queuing impacts are anticipated because the express carwash operation is limited to the rear of the property and contains two queue lanes for adequate vehicle stacking. The specific plan envisions walkable developments and uses that promote a complementary interaction between pedestrians and vehicles. In order to comply with the vision of the specific plan, the auto oriented carwash use is appropriately located and minimized within the parking lot.

Architectural Design

The architectural design of the buildings is important because the site is highly visible at the intersection of major arterial streets. Consistent with the specific plan, the buildings are composed of varying materials including stucco, lap siding, translucent wall panels, and stone, and the massing is articulated by columns, recesses, and projections. The retail building is built to the street corner and activates the corner for public space. A pedestrian environment is created through enhanced treatments on the building combined with landscaping, benches, and ornamental lighting. The carwash building integrates compatible features, colors, and materials consistent with the retail building.

SUMMARY:

Staff recommends approval of the Conditional Use Permit No. 11-031 based upon the following:

- The proposed commercial uses are similar to existing land uses in the vicinity and the development is consistent with the BECSP which encourages pedestrian oriented development.
- The site design is compatible with the surrounding area because it incorporates a site layout, architectural building enhancements, and landscape treatments which complement the vision for the corridor.
- Site improvements feature a new frontage road consisting of a protected parking access lane with slow moving traffic and amenities that buffer the sidewalk from the Edinger Avenue thoroughfare.
- The project supports pedestrian activity with wider walkways and outdoor seating areas.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Site Plan, Floor Plans and Elevations dated July 2, 2012
3. Narrative dated July 2, 2012
4. Code Requirements List dated June 25, 2012 (informational purposes only)
5. Noise Study received and dated June 26, 2012

SH:HF:RR:JA

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 11-031

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines, because the proposed project consists of the construction of two commercial buildings not exceeding 10,000 square feet in floor area on a site zoned for such use. Furthermore, implementation of the project would not result in any new or more severe potentially adverse environmental impacts that were not considered in the Final EIR for the Beach and Edinger Corridors Specific Plan. Compliance with all applicable mitigation measures adopted with the Specific Plan will be required of the project.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 11-031:

1. Conditional Use Permit No. 11-031 to permit: 1) the construction of a 6,600 square feet commercial development consisting of 3,200 square feet express carwash building and 3,400 square feet retail building, and 2) the establishment of alcohol sales and service within 2,650 square feet restaurant space and 400 square feet outdoor dining area will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project will not significantly impact surrounding commercial uses or the future residential uses to the northeast of the subject property. The proposed commercial uses are similar to those existing uses in the vicinity. Potential impacts related to safety, noise, and traffic, are not anticipated because the site was previously used for commercial purposes and sufficient setbacks are provided from residential uses. The project is located at the corner of two arterial streets with the primary retail building sited near the intersection, which attracts higher visibility of the proposed commercial businesses. Other uses along this corridor are primarily tucked behind parking lots, reducing their visibility. The project is proposed to overall operate between the hours of 6 a.m. and 2 a.m.; however the express carwash including the vacuums will be limited to between 7 a.m. and 7 p.m. to minimize noise impacts. The carwash building will also incorporate sound attenuating materials within its design. Furthermore, the layout of the site improves the visual surroundings by providing safer walkways for pedestrians and minimizing parking lot visibility along the corridor. Alcohol service and consumption are appropriate ancillary to a restaurant use when located within a commercial development. The proposed alcohol use will not require additional parking above the requirement for the development.
2. The conditional use permit will be compatible with surrounding uses because the project consists of commercial uses similar to those found in the vicinity. Alcohol service and consumption are ancillary to the restaurant use and will not generate significant impacts related to parking, traffic, or noise. The project integrates sufficient setbacks and sound attenuation within the carwash building is designed for

consideration of future residential development northeast of the subject site. The hours of operation for the proposed uses are consistent with surrounding businesses. Project design will incorporate site features such as outdoor seating areas, wider sidewalks, pedestrian scale lighting, and enhanced paving that promote a pedestrian environment and encourage alternative transportation consistent with the intent of the specific plan. The development provides adequate site circulation for both vehicles and pedestrians by locating vehicular site access and the parking lot behind the building and widening sidewalks along the street frontages. The building's architecture is enhanced with a stone base at the pedestrian scale, variable façade offsets, material changes, and horizontal articulation.

3. The proposed conditional use permit will comply with the provisions of the Beach and Edinger Corridors Specific Plan and other applicable regulations. The project complies with the development standards in terms of minimum onsite parking, height, setbacks, and architectural regulations among others. Adequate vehicular and pedestrian circulation is provided for convenient access throughout the project.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Mixed Use – Specific Plan Overlay – Design Overlay on the subject property. In addition, it is consistent with the following goals, policies, and objectives of the General Plan:

A. Land Use Element

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- a) provide pedestrian connections and visual continuity between the node and the surrounding neighborhoods;
- b) incorporate shade trees to shelter pedestrians;
- c) incorporate the use of enhanced paving materials at the pedestrian crosswalks;
- d) widen the sidewalks at intersections, where feasible, to minimize the length of pedestrian crossings;
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The project, as conditioned, will contain sound attenuating materials within the drying room of the carwash building as recommended in the submitted noise study. As a result, potential noise generated by the use will not exceed existing noise levels and will comply with the City’s noise ordinance. The carwash is conditioned to only operate between 7 a.m. and 7 p.m. daily. Future development of residential uses across Gothard Street (Boardwalk site) will be buffered from potential noise by the street and sound attenuation applied to the building.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 11-031:

1. The site plan, floor plans, and elevations received and dated July 2, 2012 shall be the conceptually approved design.
2. Comply with all applicable mitigation measures adopted for the project in conjunction with Environmental Impact Report No. 08-008.

3. Incorporating sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green’s Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).
4. Prior to issuance of grading permits, the following shall be completed:
 - a. A sewer study shall be prepared and submitted to Public Works for review and approval. The project is proposing to sewer to the sanitary sewer system on Gothard Street. This system, which flows southerly to Heil Avenue and westerly to Goldenwest where it connects to a 36 inch OCSB trunk line, has been identified as deficient in the ultimate buildout condition of the Beach and Edinger Corridors Specific Plan (BECSP). If the sewer study shows that the proposed project triggers that deficiency, the developer shall be required to upgrade the system per the recommendations of the BECSP and could be reimbursed proportionally as other future contributing developments within the corridor are developed. If the proposed development does not trigger the anticipated deficiency, the developer shall be required to pay their fair-share portion for the future upgrade of the sewer system. **(PW)**
 - b. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties immediately adjacent to and across the street within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Division.
5. Prior to submittal for building permits, the following shall be completed:
 - a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire, Public Works, and Building shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. A reduced copy of the approved site plan and processing fee shall be submitted to the Planning Division for addressing of the new buildings/suites.
6. Prior to issuance of building permits, the following shall be completed:
 - a. The plans shall demonstrate 100% coverage of acoustical treatment (noise abatement) on the interior surfaces of the dryer room of the carwash building pursuant to the noise study submitted June 26, 2012.

- b. A Landscape Maintenance License Agreement shall be submitted to the Public Works Department to address the continuing maintenance and liability for all landscaping, irrigation, furniture and enhanced hardscape that encroaches into the Edinger Avenue and Gothard Street Rights-of-Way. The agreement shall describe all aspects of maintenance such as enhanced sidewalk cleaning, trash cans, disposal of trash, signs, tree or palm replacement and any other aspect of maintenance that is warranted by the development plan improvements proposed. The agreement shall state that the property ownership shall be responsible for all costs associated with maintenance, repair, replacement, liability and fees. **(PW)**
- c. The property owner/developer shall provide an irrevocable offer to dedicate a reciprocal accessway between the subject site and adjacent westerly property. The design, location, and width of the accessway(s) shall be reviewed and approved by the Planning Division and Public Works Department. Accessway design shall consist of vehicular, pedestrian and bicycle access and landscaping consistent with the Classic Boulevard improvement. In the event the adjacent property west of the subject site develops, pursuant to the development, zoning and design standards of the Beach and Edinger Corridors Specific Plan, the developer and future developer of the adjacent property (if the developer entity is different from the subject property) shall be responsible for making the necessary improvements to implement the reciprocal accessway. The cost of such improvements shall be shared between the developer and future developer as negotiated between the two parties. The legal instrument shall be submitted to the Planning Division a minimum of 30 days prior to building permit issuance. The document shall be approved by the Planning Division and City Attorney as to form and content and, when approved, shall be recorded with the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Division for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
- d. Detailed landscaping plans complying with the Beach and Edinger Corridors Specific Plan shall be submitted to the Planning Division for review and approval.
- e. The landscaping and ADA access improvements between the westerly property and subject property and between the northerly property and subject property may be allowed, provided that all City regulations are met and the property owner submits a written agreement to remove said improvements when each adjacent property develops. The written agreement shall be approved by the Planning Division and City Attorney as to form and content and, when approved, shall be recorded with the County Recorder prior to final building permit approval. A copy of the recorded agreement shall be filed with the Planning Division for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.

7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and issuance of a Certificate of Occupancy until the following has been completed:
 - a. All improvements are completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to the Planning Division.
 - c. Compliance with all conditions of approval specified herein shall be verified by the Planning Division.
 - d. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - e. A Certificate of Occupancy must be approved and issued by the Planning and Building Department.
8. Signage shall be reviewed under separate permits and applicable processing.
9. The use shall comply with the following:
 - a. The daily hours of operation shall be limited as follows:
 - i. Express Carwash: 7:00 a.m. to 7:00 p.m. (including vacuums)
 - ii. Restaurant: 7:00 a.m. to 2:00 a.m.
 - ◆ Outdoor dining: 7:00 a.m. to 10:00 p.m.
 - iii. Retail: 6:00 a.m. to 12:00 a.m.
 - b. The carwash operators shall require that patrons turn off car radios while in the carwash entrance queue line pursuant to noise study submitted June 26, 2012.
 - c. Signage shall be posted requesting patron cooperation in minimizing car door slams, loud talking, car radios and consideration for residential neighbors.
 - d. Prior to the sale of alcoholic beverages for the restaurant, a copy of the Alcoholic Beverage Control Board (ABC) license, along with any special conditions imposed by the ABC, shall be submitted to the Planning & Building Department for the entitlement file. Any conditions that are more restrictive than those set forth in this approval shall be adhered to.
 - e. The restaurant shall employ a video surveillance security system and a one-month video library. **(PD)**
 - f. All alcoholic beverages shall be limited to within the interior of the restaurant and the fenced outdoor dining area. **(PD)**
 - g. The outdoor dining area shall not exceed 400 square feet.
 - h. A protective barrier along the perimeter of the outdoor dining area shall be maintained at all times. **(PD)**

- i. A sign shall be clearly posted prohibiting alcoholic beverages outside of the outdoor dining area. **(PD)**
 - j. Service of alcoholic beverages for off-site consumption shall be prohibited. **(PD)**
 - k. Dancing and entertainment shall be prohibited unless approved by a conditional use permit.
 - l. The restaurant's use conditions listed herein shall be clearly posted on the premises at all times.
10. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning & Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
11. Conditional Use Permit No. 11-031 shall become null and void unless exercised within two years of the date of final approval by the Planning Commission, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

RECEIVED
JUL 02 2012
Dept. of Planning
& Building

LANDSCAPE LEGEND
PLANTING AREA: 3.40 OF 114 ACRES

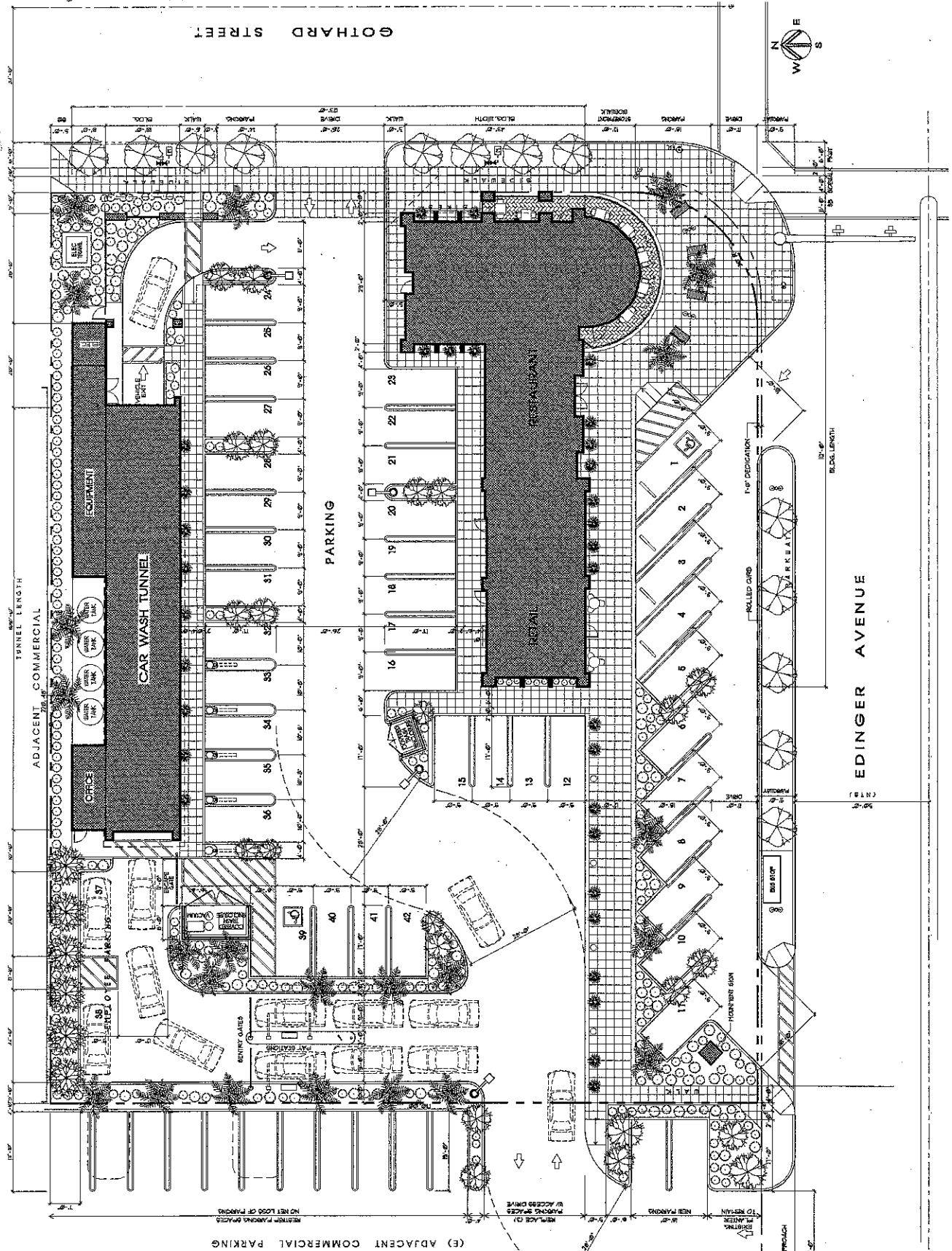
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- PARKING LOT TREE
- LARGE BIRCH
- SMALL BIRCH
- NOTED PLANT
- BENCH
- POLE LIGHT
- TABLE & CHAIR
- 3" H WILDFENCE
- 10" H WILDFENCE
- PAVERS

STATISTICS

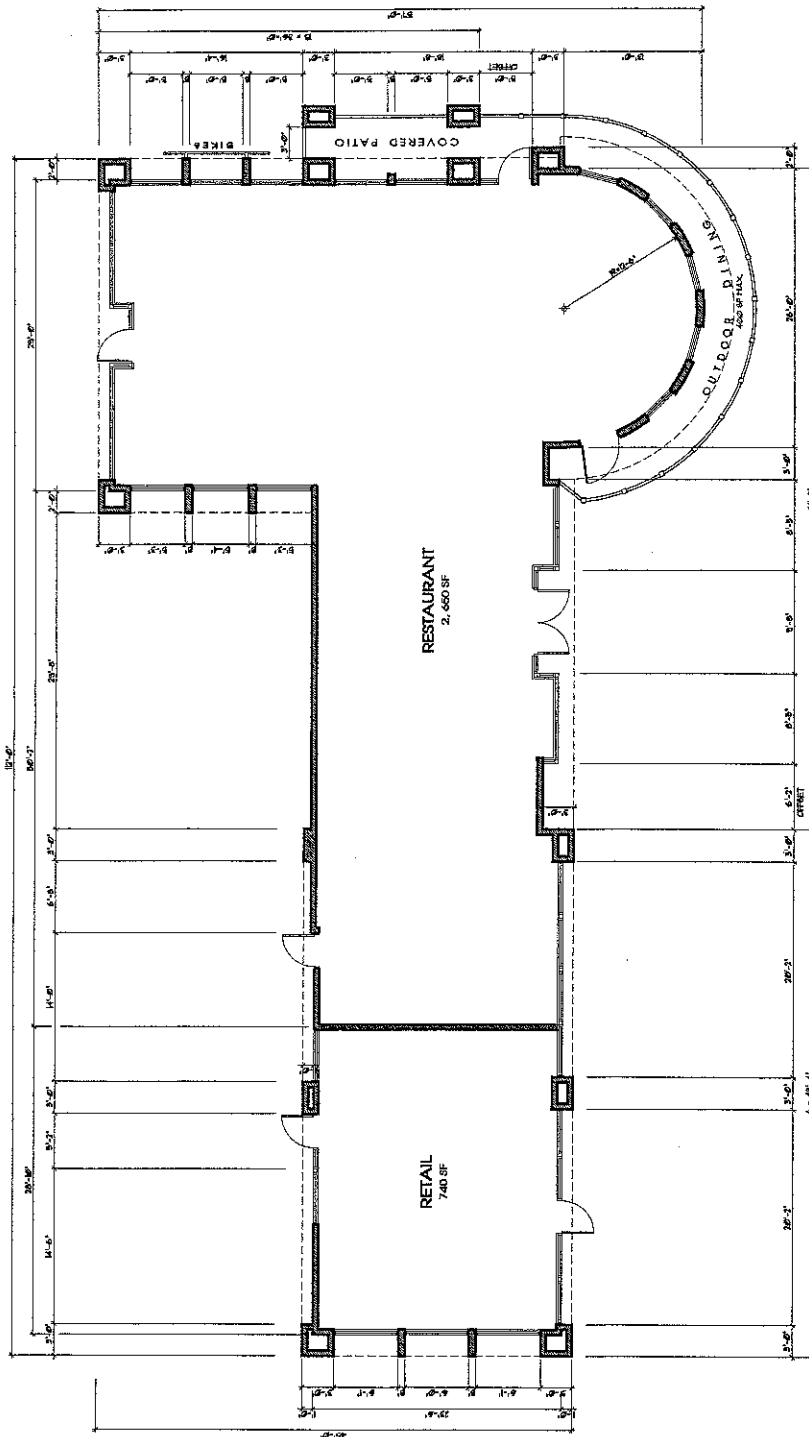
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LOT AREA: 114 ACRES
TOTAL BUILDING AREA: 3,500 SF
CAR WASH: 3,175 SF
RAVINE: 3,175 SF
SEWERAGE: 3,175 SF
WATER: 3,175 SF
CAR WASH: 3,175 SF
RAVINE: 3,175 SF
SEWERAGE: 3,175 SF
WATER: 3,175 SF

SITE PLAN

NO DRIVING IS ALLOWED ON OR IN ADJACENT TO THE ADJACENT	6/25/12 SHEET 1 OF 20 60' X 11'
GREEN/CLEAN MAINTENANCE WATER/SEWER WATER/SEWER	6/25/12 SHEET 1 OF 20 60' X 11'
TEAM DATE: 6/25/12	6/25/12 SHEET 1 OF 20 60' X 11'

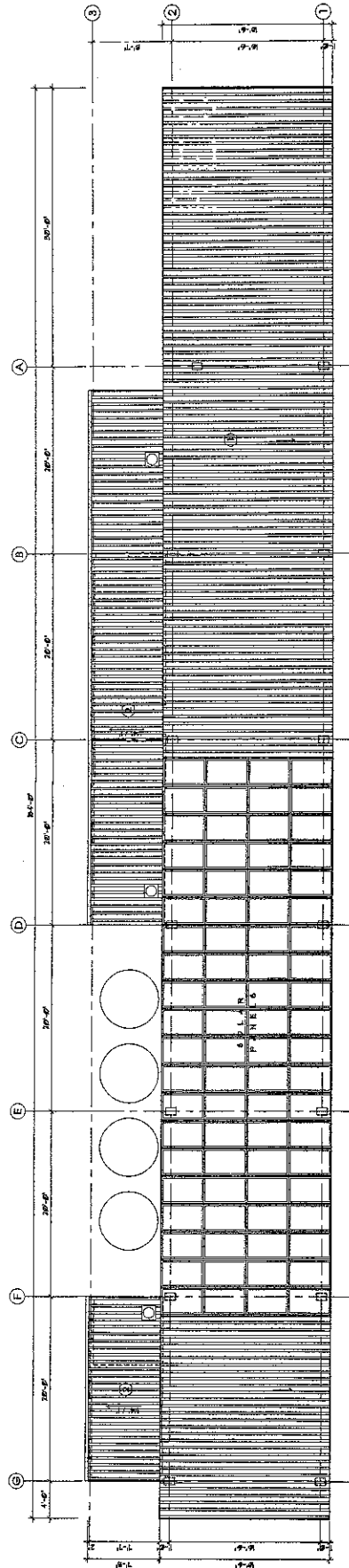


ATTACHMENT NO. 2.0

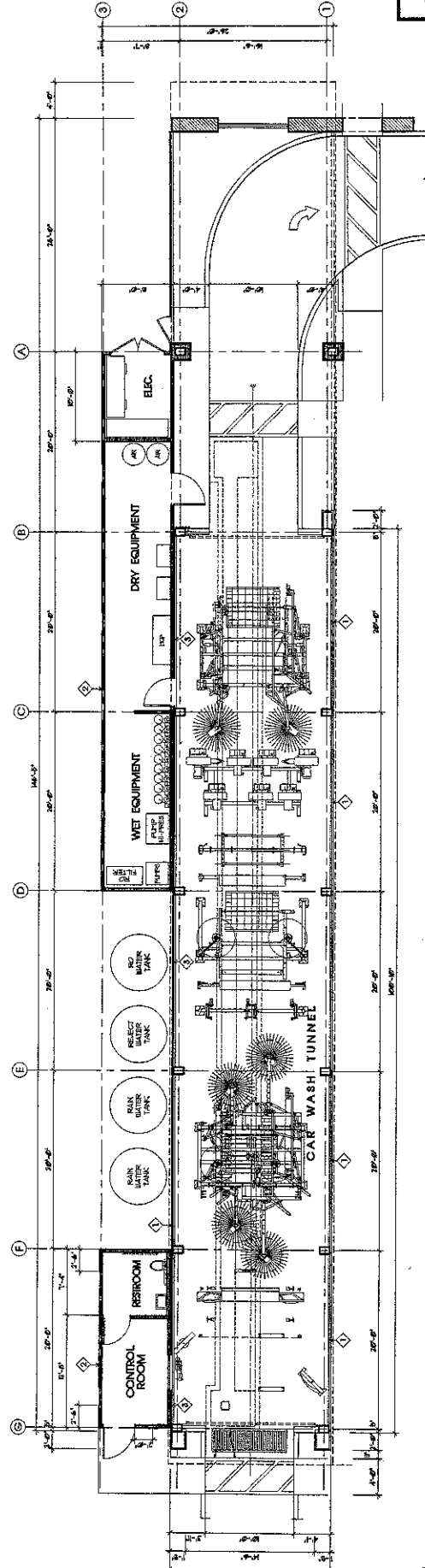


FLOOR PLAN

DATE: 6/24/20	SCALE: 1/4" = 1'-0"	DATE: 6/24/20	SCALE: 1/4" = 1'-0"
THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT	NO. 101: 101-01	NO. 101: 101-01	NO. 101: 101-01
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ROOF PLAN

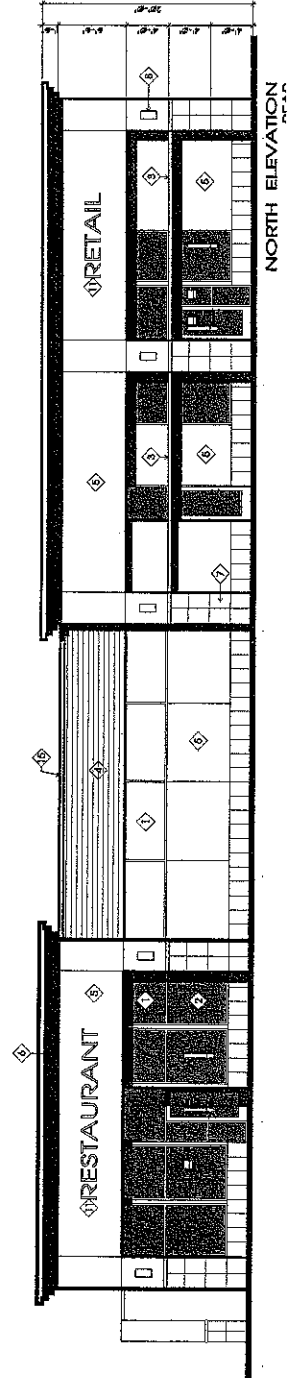
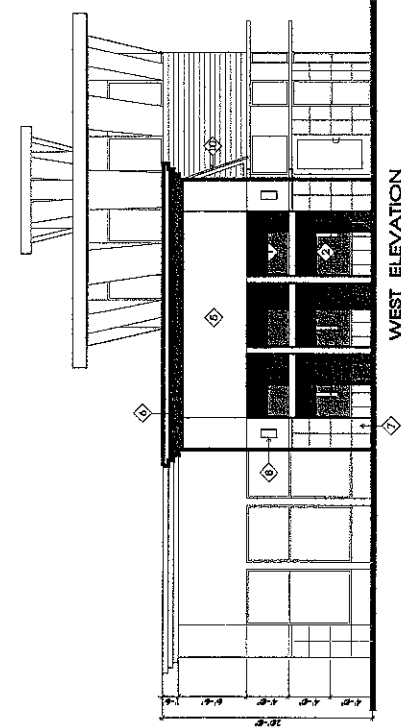
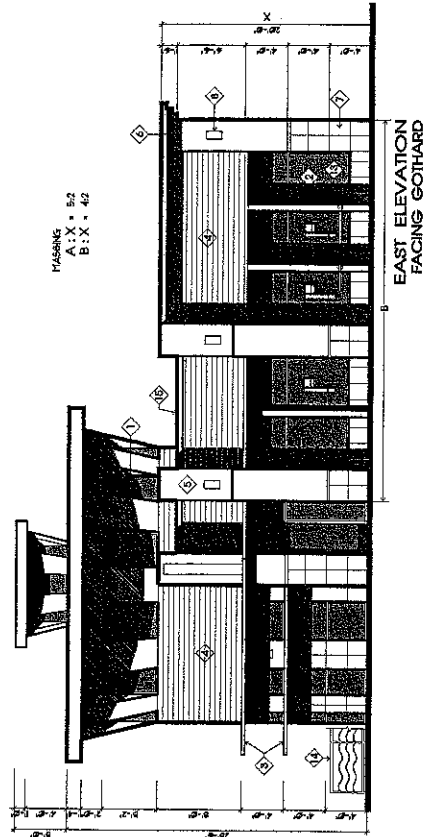
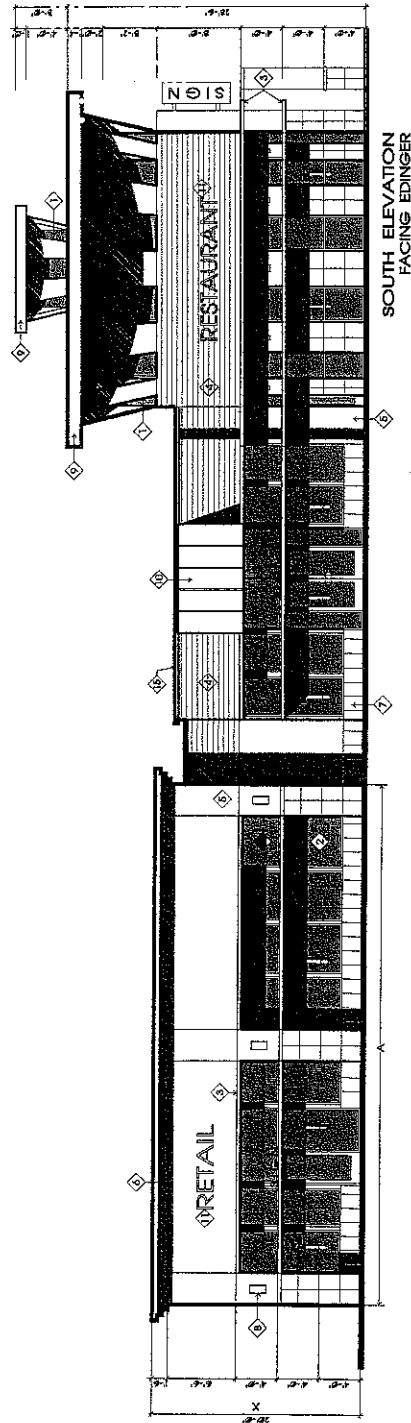


FLOOR PLAN

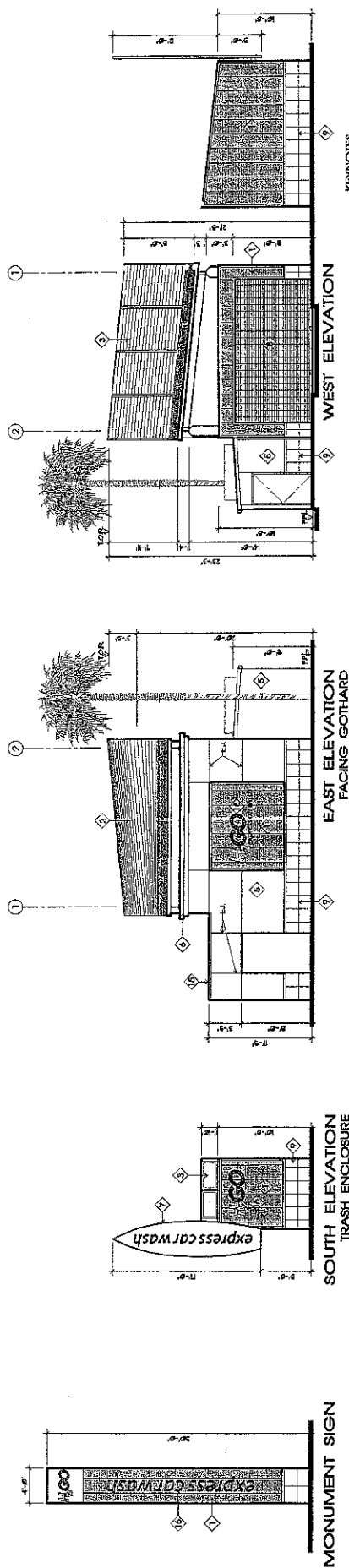
DATE: 6/7/10	SCALE: 3/8"=1'-0"	DESIGN: EES-ALL
THE DRAWING IS A PART OF THE PROJECT OF THE ARCHITECT	GREEN IN CLEAN MADE-USE	211 KENNEDY AVE. HUNTING BEACH CALIFORNIA
JEFF BERGMAN ARCHITECT	TEAM	DESIGNER

KEYNOTES

1. HONEY COMB GLASS BLOCK
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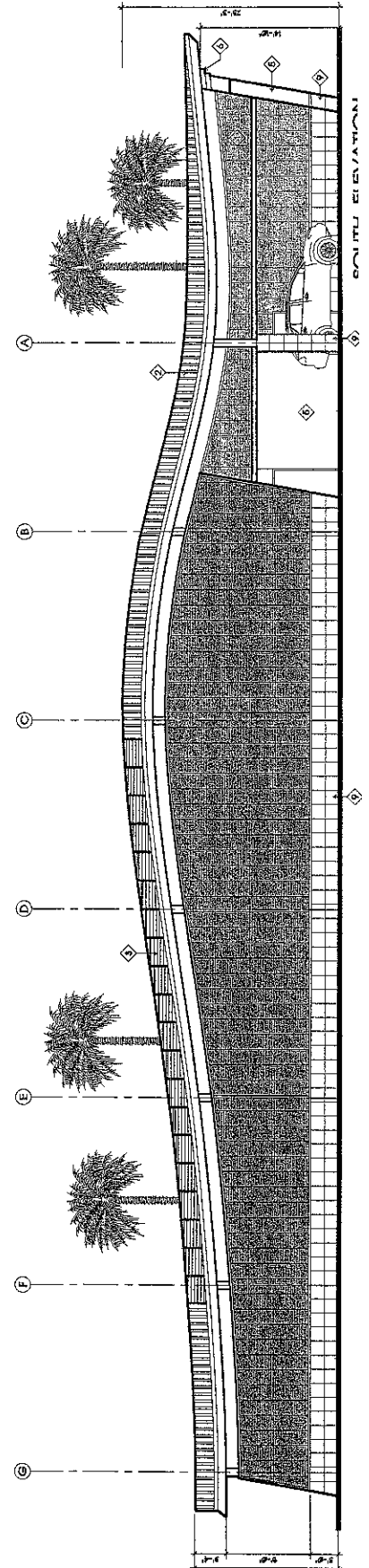
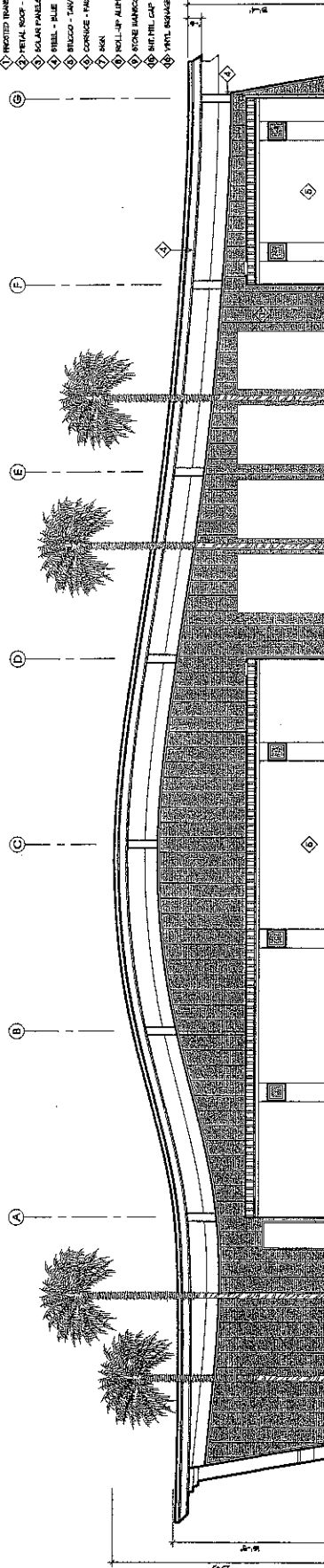


DATE: 6/2/02	SCALE: 3/8" = 1'-0"	ON FILE: EG-AS
THIS DRAWING IS A PART OF THE PROJECT OF THE ARCHITECT	GREEN CLEAN MIXED USE	
JAY BROWN ARCHITECT		2011 BROWN AVE NORTH BEACH CALIFORNIA
TEAM		



KEYNOTES

- 1 FINISHED TRANSLUCENT WALL PANELS - BLUE ON PIGMENT
- 2 METAL ROOF - COPPER COLOR
- 3 SOLAR PANELS
- 4 REEL - BLUE
- 5 BRICK - TAVANAD
- 6 CORNUSE - PINK STONE TAN
- 7 MALL - ALUM. GRILLE
- 8 STONE BARKWOOD
- 9 METAL CLAP - DARK TAN
- 10 VINYL SHINGLES



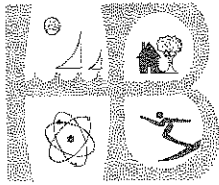
DATE: 6/27/23	SHEET: 24 OF 27	DESIGN: ESI-001
THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT	GREEN N CLEAN MARKET-USE	2021 KENNEDY AVE HUNTINGTON BEACH CALIFORNIA
JEFF BERGOMINI ARCHITECT	TEAM	DESIGN

Commercial Development
7311 Edinger Ave.
Huntington Beach, CA

6/29/2012

Narrative

1. Proposal to demolish existing Coco's restaurant and building two new buildings. Retail / Restaurant building fronting Edinger and an Express Car Wash behind the Retail /Restaurant.
 - a. Retail: 750 SF, open 6:00 am to 12:00 (midnight), 2 employees per shift.
 - b. Restaurant: 2,650 SF + 400 SF, Restaurant open 7:00 am to 2:00 am; Outdoor Dining open 7:00 am to 10:00 pm, 8 employees per shift, alcohol serving.
 - c. Express Car Wash: 3,175 SF, open 7:00 am to 10:00 pm, 2 employees per shift, customers pay at automated pay station and are guided on to conveyor by attendant, other attendant supervises end of tunnel and vacuum area.
2. C.U.P. is being applied for the car wash use and alcohol serving restaurant.
3. All surrounding uses are commercial.
4. The proposed commercial development is neighborhood serving.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

June 25, 2012

Jeff Bergsma
221 Main St. H
Huntington Beach, CA 92648

**SUBJECT: CONDITIONAL USE PERMIT NO. 11-031 (GREEN N CLEAN DEVELOPMENT)
– 7311 EDINGER AVE., 92647
PROJECT IMPLEMENTATION CODE REQUIREMENTS - REVISED**

Dear Applicant,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at jarabe@surfcity-hb.org or 714-374-5357 and/or the respective source department (contact person below).

Sincerely,

JILL ARABE
Assistant Planner

Enclosure

cc: Khoa Duong, Building Division – 714-872-6123
James Brown, 714-374-5344
Bob Milani, Public Works – 714-374-1735
Herb Fauland, Planning Manager
Freeway Industrial Park, Janette Ditekowsky, 2032 La Colina Drive, Santa Ana, CA 92705
Project File



HUNTINGTON BEACH PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: June 25, 2012
PROJECT NAME: GREEN N CLEAN MIXED USE
PLANNING
APPLICATION NO. 2011-191
ENTITLEMENTS: Conditional Use Permit No. 11-31
DATE OF PLANS: June 20, 2012
PROJECT LOCATION: 7311 Edinger Avenue, 92647 (northwest corner of Edinger Ave. and Gothard St.)
PLAN REVIEWER: Jill Arabe, Assistant Planner
TELEPHONE/E-MAIL: (714) 374-5357 / jarabe@surfcity-hb.org
PROJECT DESCRIPTION: **CUP:** To permit 1) the construction of a mixed use site consisting of an approximately 2,500 sq. ft. express carwash and 3,400 sq. ft. retail/restaurant building, and 2) the sales, service and onsite consumption of alcohol within the proposed 2,600 sq. ft. restaurant and 400 sq. ft. outdoor dining area. **EA:** To analyze the environmental impacts associated to the project.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 11-031:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Parking spaces #33 and #37 shall be revised to comply with the minimum width dimension of 9 ft. (clear) and minimum depth dimension of 19 ft. Two-foot overhangs into sidewalks shall not encroach into required ADA access. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance. **(HBZSO Chapter 231)**
 - b. The four feet wide walkway at the southwest corner of the site shall not encroach within 9 ft. x 19 ft. parking space dimensions. **(HBZSO Chapter 231)**
 - c. Parking lots shall be designed with convenient, safe, and efficient pedestrian circulation routes to buildings, main building entrances, and sidewalks. These routes shall be

designed to include sidewalks and walkways with a minimum five foot width. **(BECSP 2.7.3)**

- d. The roof sign on the carwash building shall be removed. **(HBZSO Section 233.10.C)**
 - e. The plans shall depict the proposed Stormwater BMPs for the site. **(BECSP 2.6.7)**
 - f. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Transformers, backflow devices, etc. will be allowed in the front yard setback as long as it is screened with landscaping or architectural details. **(HBZSO Section 230.76)**
 - g. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
 - h. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
 - i. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18.C)**
 - j. Project data information shall include the flood zone, base flood elevation and lowest building floor elevation(s) per NAVD88 datum. **(HBZSO Section 222.10.F)**
 - k. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
 - l. Signage is not approved under Conditional Use Permit No. 11-31. Signage shall comply with Section 2.9 of the BECSP.
2. Prior to the submittal for building permits, an address assignment shall be submitted to the Planning Division for review and approval of the new building and suite(s).
 3. Prior to issuance of demolition permits, the following shall be completed:
 - a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**

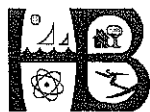
- c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
 - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
 - e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building. **(AQMD Rule 1403)**
 - f. Prior to submittal of a landscape plan, the applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**
 - g. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). **(CEQA Categorical Exemption Section 15304)**
 - h. New construction of any nonresidential structure shall be either elevated or together with attendant utility and sanitary facilities be floodproofed up to 3 feet above the base flood elevation (AO) so that the structure is watertight with walls substantially impermeable to the passage of water and be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. **(HBZSO Section 222.14B)**
4. Prior to issuance of grading permits, the following shall be completed:
- a. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Planning and Building Department for review and approval. **(HBZSO Section 232.04)**
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
 - c. Standard open space landscaping and setback area landscaping requirements shall comply on the landscaping plans including:
 - i. Sidewalk Extension
 - ii. Boulevard Landscaping
 - iii. Neighborhood Street Landscaping
 - iv. Interior Block Setback Areas: groundcover, moderate screening, heavy screening **(BECSP Section 2.6.8 & 2.6.9)**
 - d. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - e. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - f. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution-4545)**
5. Prior to issuance of building permits, the following shall be completed:

- a. The applicant shall submit a copy of completed FEMA Elevation Certificate(s) for each building based on construction drawings, or a Flood-proofing Certificate(s) in the case of non-residential structures. **(HBZSO Section 222.14.A.4)**
 - b. The subject property shall enter into irrevocable reciprocal driveway and access between the subject site and adjacent westerly property. The location and width of the accessway shall be reviewed and approved by the Departments of Planning & Building, Public Works, and Fire. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway. The legal instrument shall be submitted to the Planning & Building Department a minimum of 30 days prior to building permit issuance. The document shall be approved by the Planning & Building Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning & Building Department for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach. **(HBZSO Section 231.18.E.4)**
 - c. The Beach and Edinger Corridors Specific Plan fee shall be paid. The fee is \$0.30 per square foot of net new office and commercial development. Net new development refers to an increase in the size of a project at the same parcel. **(Resolution No. 2010-80)**
 - d. A General Plan Maintenance Fee shall be paid. The fee is \$1.85/\$1,000 valuation of new construction. **(City of Huntington Beach Planning Division Fee Schedule)**
 - e. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(Resolution 2012-23)**
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. **(Resolution No. 4545)**
 - b. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM or as specified pursuant to the approved Mitigation Measures of EIR No. 08-008. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
7. The structure cannot be occupied, the final building permit(s) cannot be approved for the issuance of a Certificate of Occupancy for commercial areas until the following has been completed:
- a. A Certificate of Occupancy must be approved by the Planning Division and issued by the Building Division. **(HBMC 17.04.036)**
 - b. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - c. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**

- d. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
 - e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
 - f. Lighting and other site furnishings as required by the BECSP shall be provided. Final design shall comply with Section 2.6.8 #5 and #6.
8. The Development Services Departments (Planning & Building, Fire and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning & Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
 9. Conditional Use Permit No. 11-031 shall become null and void unless exercised within one year of the date of final approval or such extension of time (maximum of two years) as may be granted by the Director pursuant to a written request submitted to the Planning & Building Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
 10. Conditional Use Permit No. 11-031 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**
 11. The Planning Commission reserves the right to revoke Conditional Use Permit No. 11-031 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
 12. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
 13. The applicant shall submit a check in the amount of \$50 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning & Building Department within two (2) days of the Planning Commission's approval of entitlements. **(Fish and Game Code Section 711.4 & California Code Section 15094)**
 14. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
 15. Prior to the construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private property and construction of new common walls shall include approval by property owners of adjacent properties. New walls shall comply with Section 2.6.8 #4 of the BECSP. **(BECSP Section 2.6.8 and 2.6.9)**

BECSP ADDITIONAL CODE REQUIREMENTS & PLAN COMPLIANCE

1. All code requirements are specified as development "standards" or "regulations" in the BECSP. Compliance with all standards and regulations is mandatory. Any deviations from the development standards must be requested to the Director and shall not deviate more than 10 percent from any single standard. **(Section 2.0)**
2. The project shall comply with all applicable standards of the Town Center Boulevard Segment. **(Section 2.1.6)**
3. The side yard setback area must be landscaped per section 2.6.9 – Setback Area Landscaping which includes groundcover, moderate screening, and heavy screening. **(Section 2.6.9)**
4. Parking lots shall be illuminated to increase safety and provide clear views both to and within the site. Lighting plans shall be coordinated with the landscape plan to avoid light pole and tree conflicts. Pedestrian circulation routes shall include sidewalks and walkways from parking lots to main building entrances and have a minimum five-foot width. **(Section 2.7.3)**
5. Prior to plan check submittal, the applicant shall revise the plans as follows:
 - a. Zoning Conformance Matrix:
 - i. Update Zoning Conformance Matrix to include changes based on revised plans.
 - b. All parking spaces shall have minimum dimensions of 9 feet wide by 19 feet deep. Striping shall be provided as depicted in Diagram A of Chapter 231 of the HBZSO.
 - c. Ensure that all typical sections provided for streets are consistent with the setbacks called out on the site plan.
 - d. Note any transformers, backflow devices, etc. on the final plans and indicate how they will be screened if located within the front yard setback.
 - e. For sustainability requirements, please identify specific sustainable features of the project. If the project will be certified LEED or achieve certification through another green building rating system, please identify the organization/program and what level of certification will be achieved.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 29, 2012
PROJECT NAME: GREEN N CLEAN MIXED USE
ENTITLEMENTS: CUP 11-031, EA 11-013
PLNG APPLICATION NO: 2011-0191
DATE OF PLANS: MAY 3, 2012
PROJECT LOCATION: 7311 EDINGER AVENUE
PROJECT PLANNER: JILL ARABE, ASSISTANT PLANNER
TELEPHONE/E-MAIL: 714-374-5357 / JARABE@SURFCITY-HB.ORG
PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *BM*
TELEPHONE/E-MAIL: 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO DEMOLISH COCO'S RESTAURANT AND CONSTRUCT 2,500 SF CARWASH AND 3,400 SF RETAIL/RESTAURANT BUILDING.
ATTACHED: SITE PLAN & NARRATIVE

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. Further, the proposed project shall comply with the requirements in the Beach/Edinger Corridor Specific Plan (BECSP). The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. A Legal Description and Plot Plan of the dedications to City to be prepared by a licensed surveyor or engineer and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. A 1 foot right-of-way dedication for pedestrian access and public utilities along the Edinger Avenue frontage to establish a curb to property line width of 9 feet. (BECSP)

- b. A 4 foot right-of-way dedication for pedestrian access and public utilities along the Gothard Street frontage to establish a curb to property line width of 12 feet. (BECSP)
 - c. A 30 foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of Gothard Street and Edinger Avenue on the northwest curb return per Public Works Standard Plan No. 207.
3. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
- a. New curb, gutter, sidewalk along the Edinger Avenue frontage per City Standard Plan Nos. 202 and 207 and 1½" pavement grind and overlay to the centerline of Edinger Avenue per City Standards. New curb shall be painted red per Caltrans Specifications, 2012. (ZSO 255.04)
 - b. New curb, gutter, sidewalk along the Gothard Street frontage per City Standard Plan Nos. 202 and 207 and complete pavement reconstruction to the centerline of Gothard Street per City Standards. New curb shall be painted red per Caltrans Specifications, 2012. (ZSO 255.04)
 - c. All frontage improvements along Gothard Avenue and Edinger Street shall comply with standards in the Beach/Edinger Corridor Specific Plan which includes sidewalk, street lighting, and landscaping. The outer radius dimension of the northwest curb return at the intersection of Edinger Avenue and Gothard Street shall not be changed. The existing outside radius is 40 feet. (ZSO 230.84, BECSP)
 - d. The proposed driveway approach on Gothard Street shall be installed per Public Works Standard Plan No. 211. Decorated paving, stamped concrete, etc., (1) installed in the drive aisles shall not encroach into the public right-of-way within the driveway approach, and (2) when installed at sidewalk locations shall be ADA compliant. (ZSO 230.84)
 - e. The existing City street lighting conduit and wiring located along the project site on Edinger Avenue and Gothard Street shall be relocated to the public right-of-way. The relocation work shall comply with the City of Huntington Beach Standard Special Provisions for the Construction of Traffic Signals and Street Lighting, 2005 Edition.
 - f. A new sewer lateral shall be installed connecting to the main in the street. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - g. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 254.04)
 - h. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232) (MC 14.52)
 - i. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation, and fire water services. (Resolution 5921 and Title 17)

- j. Any existing domestic water service(s) and meter(s) not being used shall be abandoned per Water Division Standards. (ZSO 255.04)
 - k. The fire sprinkler system as required by the Fire Department for the proposed development shall have a separate dedicated fire service line installed per Water Division Standards. (ZSO 230.84)
4. Hydrology and Hydraulic analysis shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed as applicable). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm drain system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84)
 5. A sewer study shall be prepared and submitted to Public Works for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. The location and number of monitoring sites shall be determined by the Public Works Department. (ZSO 230.84/MC 14.36.010).
 6. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
 7. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues.
 8. The project WQMP shall include the following:
 - a. Low Impact Development.
 - b. Discusses regional or watershed programs (if applicable).
 - c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.

- d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - e. Incorporates Treatment Control BMPs as defined in the DAMP.
 - f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - j. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
 - i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
 - ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
 - k. The applicant shall return one CD media to Public Works for the project record file.
9. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
 10. A detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, over excavation, engineered fill, dewatering, settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (MC 17.05.150)
 11. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
 12. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
 13. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING
GRADING OPERATIONS:**

14. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
15. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
16. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
17. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
18. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
19. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
20. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
21. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
22. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
23. Wind barriers shall be installed along the perimeter of the site. (DAMP)
24. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A BUILDING PERMIT:**

25. A Precise Grading Permit shall be issued. (MC 17.05)
26. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$13,880 per gross acre is subject to periodic adjustments. This project consists of 1.38 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$19,155. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this one-time fee shall be paid for all subdivisions or development of land. (MC 14.48)
27. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

28. Under the current City Code for development Traffic Impact Fees (TIF) (MC 17.65) the proposed development trip generation (773 trips) has been calculated to be less than the existing (877 trips). The City is currently undertaking revisions to development impact fees including changed methodology for calculating the TIF. Should this project be subject to the new impact fees a TIF may be required. Traffic Impact Fee under the proposed development impact fee revisions would offset mitigation requirements as required in the BECSP.
29. The BECSP Transportation/Traffic mitigation measures are subject to this project, however, the impacts at the identified locations may be negligible except at the intersection of Beach Boulevard and Edinger Avenue.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT:**

30. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION OR OCCUPANCY:**

31. Complete all improvements as shown on the approved grading, landscape and improvement plans. (MC 17.05)
32. All new utilities shall be undergrounded. (MC 17.64)
33. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)
34. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.

**THE FOLLOWING COMMENTS ARE APPLICABLE TO THE PROPOSED PROJECT PLANS
SUBMITTED MAY 5, 2012**

1. The proposed bus stop location on Edinger Avenue is not ADA compliant. The applicant should coordinate with OCTA to determine the relocation of the existing bus stop.
2. Per the BECSP pedestrian-scale street lighting is required along the entire sidewalk at back of curb.

ATTACHMENT NO. 4.12



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 28, 2012

PROJECT NAME: GREEN N CLEAN MIXED-USE

ENTITLEMENTS: PA NO. 11-0191, CUP NO. 11-031

PROJECT LOCATION: 7311 EDINGER AVENUE, HUNTINGTON BEACH, CA

PLANNER: JILL ARABE, ASSISTANT PLANNER

TELEPHONE/E-MAIL: (714) 536-5357/ jarabe@surfcity-hb.org

PLAN REVIEWER-FIRE: James Brown, Fire Protection Analyst

TELEPHONE/E-MAIL: (714) 374-5344, jbrown@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE DEMOLITION OF AN EXISTING COCO'S RESTAURANT AND CONSTRUCTION OF AN APPROXIMATELY 2,500 SQ. FT. DRIVE-THRU EXPRESS CAR WASH BUILDING AND 3,400 SQ. FT. RETAIL AND RESTAURANT BUILDING. THE REQUEST INCLUDES THE SERVICE AND CONSUMPTION OF ALCOHOLIC BEVERAGES WITHIN THE 2,650 SQ. FT. RESTAURANT AND OUTDOOR DINING AREA.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated MAY 24, 2012. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: JAMES BROWN, FIRE PROTECTION ANALYST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Fire Master Plan

A separate Fire Master Plan is required for submittal to the HBFD. It shall be a site plan reflecting all the following fire department related items:

- Fire hydrant locations, public and private.
- FDC locations.

ATTACHMENT NO. 4.13

- Dimensions from FDC's to hydrants.
- DCDA locations.
- Fire sprinkler riser locations.
- FACP locations.
- Knox box and knox switch locations.
- Gate locations, if required.
- Fire lane locations, dimensions, lengths, turning radii at corners and circles/cul-de-sacs.
- Fire lane signage and striping.
- Property dimensions or accurate scale.
- Building locations and heights.
- Building addresses and suite addresses. (FD)

Environmental

"Phase 1 Environmental Study" is required. Submit report to the Fire Department for review per City Specification # 431-92 Soil Clean-Up Standards. Based on site characteristics, identified former uses, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I,II, or III Site Audit, soil testing may be required. (FD)

Environmental - Elevated levels of methane or other soil gases in the area. (No well)

Methane Mitigation District Requirements. The proposed construction is within the City of Huntington Beach Methane Mitigation District. Due to known elevated levels of methane or other soil gases in this area, a sub-slab methane barrier and vent system is required for this project.

The following City Specification is applicable and the grading, building, and methane plans must reference that a sub-slab methane barrier and vent system will be installed per City Specification # 429, *Methane District Building Permit Requirements* prior to plan approval.

Methane safety measures per *City Specification # 429, Methane District Building Permit Requirements* shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department for approval. (FD)

Fire Apparatus Access

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

Fire Lanes and Fire Access Roads shall be marked and signed as per the CFC, HBMC and City Specification # 415, *Fire Lanes Signage and Markings on Private, Residential, commercial and Industrial Properties*. For Fire Department approval, reference and demonstrate compliance on the plans. (FD)

Fire Protection Systems

Automatic Fire Sprinklers are required if the following occurs. NFPA 13 Automatic fire sprinkler systems are required per the California Fire Code for buildings with an A-2 occupancy that exceeds a 100 occupant load. Separate plans (three sets) shall be submitted to the Fire Department for permits and approval. Fire Code standards can be found in *City Specification #420*. (FD)

Fire Alarm system is required if the following occurs. All fire sprinkler systems with greater than 20 heads require a dedicated function fire alarm system in compliance with the CFC and NFPA 72. Occupant loads over 300 in an assembly use require a compliant building fire alarm system. (FD)

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. (FD)

Commercial Food Preparation Fire Protection System required for commercial cooking. Plans (three sets) shall be submitted to the Fire Department as separate plans for permits and approval. Reference compliance with *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. (FD)

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)

Addressing and Street Names

Commercial Building Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and reflect the address location on the building. (FD)

GIS Mapping Information

GIS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. (FD)

Building Construction

Exit Signs And Exit Path Markings will be provided in compliance with the California Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC sec. 1004.3 (FD)

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, Fire Safety During Construction And Demolition. (FD)

OTHER:

- Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)
- Outside City Consultants. The Fire Department review of this project and subsequent plans may require the use of City Consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: April 24, 2012

PROJECT NAME: Green N Clean Mixed Use Development

ENTITLEMENTS: Planning Application No. 11-0191
Conditional Use Permit No. 11-031/Environmental Assessment No. 11-013

PROJECT LOCATION: 7311 Edinger Avenue, 92647 (northwest corner of Edinger Avenue and Gothard Street – former Coco's Restaurant)

PROJECT PLANNER: Jill Arabe, Assistant Planner

PLAN REVIEWER: Kevin Kesler, Detective Vice Unit

TELEPHONE/E-MAIL: KESLER@HBPD.ORG

PROJECT DESCRIPTION: To permit the demolition of an existing Coco's restaurant and the construction of an approximately 2,500 sq. ft. drive-thru express car wash building and 4,800 sq. ft. retail/restaurant building. The request includes the service and consumption of alcoholic beverages within the 2,740 sq. ft. restaurant.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated December 16, 2011. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

The Police Department does not believe the modification of the business will drastically affect the business activity or increase the potential to create public nuisances, as the location's primary business and emphasis will continue to be operating as a restaurant.

To preserve the current atmosphere and to reduce the likelihood of disturbances created by intoxicated patrons, reduce noise disturbances and to reduce the risk of minors obtaining alcoholic beverages, the police department recommends the following conditions be applied to the proposed Conditional Use Permit.

1. Prior to the sale of alcoholic beverages, a license shall be obtained from the Alcoholic Beverage Control (ABC). All conditions contained in the ABC license shall be adhered to. The ABC License shall be limited to "on-sale" license types ("off-sale" prohibited).
2. The facility shall employ a video surveillance security system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings

shall be made available for viewing on-scene upon request by police officers conducting investigations.

3. Entertainment and dancing shall be prohibited.



CITY OF HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: May 14, 2012

PROJECT NAME: Green N Clean Mixed Use Development

ENTITLEMENTS: Planning Application No. 11-0191
Conditional Use Permit No. 11-031/Environmental Assessment No. 11-013

PROJECT LOCATION: 7311 Edinger Avenue, 92647 (northwest corner of Edinger Avenue and Gothard Street – former Coco's Restaurant)

PROJECT PLANNER: Jill Arabe, Assistant Planner

PLAN REVIEWER: Khoa Duong, P.E

TELEPHONE/E-MAIL: (714) 872-6123/khoa@csgeng.com

PROJECT DESCRIPTION: To permit the demolition of an existing Coco's restaurant and the construction of an approximately 2,500 sq. ft. drive-thru express car wash building and 4,800 sq. ft. retail/restaurant building. The request includes the service and consumption of alcoholic beverages within the 2,740 sq. ft. restaurant.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated February 21, 2012. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2010 California Building Code (CBC), 2010 California Mechanical Code (CMC), 2010 California Plumbing Code (CPC), 2010 California Electrical Code (CEC), 2010 California Energy Code and The Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide building code analysis including type of construction, allowable area and height, and occupancy group requirements per the CBC. All submittals to date do not have this information.
3. For mixed use and occupancy, please see Sections 508 of CBC for specific code parameters in addition to those applicable sections found elsewhere in the code.
4. For openings in exterior walls, please comply with Table 705.8 of CBC.
5. Exterior wall construction must comply with Table 602.

6. Truncated domes are required at all curb ramps; and sidewalk with zero curb.
7. Provide compliance to disabled accessibility requirements of Chapter 11B of CBC.
8. The number of plumbing fixtures must comply with Table 4-1 of CPC.
9. Please contact me or our office to review preliminary code analyses to examine any possible building code issue that may arise.

*****Planning and Building Department encourage the use of pre submittal zoning applications and building plan check meetings*****

AMBIENT AND OPERATIONS NOISE STUDY FOR A PROPOSED H2GO CAR WASH IN THE CITY OF HUNTINGTON BEACH

Revision 4

June 26, 2012

RECEIVED

JUN 26 2012

Dept. of Planning
& Building

PREPARED FOR:

RANCO REAL ESTATE GROUP
26342 OSO Parkway, Suite 201
Mission Viejo, CA 92691

PREPARED BY:

Marlund E. Hale
ADVANCED ENGINEERING ACOUSTICS
663 Bristol Avenue
Simi Valley, CA 93065

ATTACHMENT NO. 5.0

1. Introduction

At the request of Mr. Doug Blanchard (Ranco Real Estate Group), and in compliance with requirements of the city of Huntington Beach (City), a noise study has been conducted by Advanced Engineering Acoustics (AEA). Architect TEAM Design has plans to build an express car wash at 7311 Edinger Ave., (NW corner of Edinger and Gothard) in Huntington Beach, CA (see Figure 1). In order to document the level of potential noise from the new car wash operations for this commercial business, AEA has obtained noise measurements of proposed operating dryer system and vacuum equipment for the proposed car wash facility and has measured the ambient noise at the residential property lines adjacent to the location of the proposed new car wash. This report provides the measured existing ambient noise and the predicted car wash operations noise at the nearest residential property lines.



Figure 1. Project Vicinity Map

2. Sound Fundamentals

Physically, sound pressure magnitude is measured and quantified in terms of the decibel (dB), which is associated with a logarithmic scale based on the ratio of a measured sound pressure to the reference sound pressure of 20 micropascal ($20 \mu\text{Pa} = 20 \times 10^{-6} \text{ N/m}^2$). However, the decibel system can be very confusing. For example, doubling or halving the number of sources of equal noise output (a 2-fold change in acoustic *energy*) changes the noise level at the receptor by only 3 dB, which is a barely perceptible sound change for humans. However, doubling or halving the sound *loudness* at the receptor results from a 10 dB change and also represents approximately a 10-fold change in the acoustic *energy*.

The human hearing system is not equally sensitive to sound at all frequencies. Because of this variability, a frequency-dependent adjustment called "A-weighting" has been devised so that sound may be measured in a manner similar to the way the human hearing system responds. The A-

Proposed H2Go Express Car Wash Noise Study

weighted sound level is abbreviated "dBA". Figure 2 gives typical A-weighted sound levels for various noise sources and the typical responses of people to these levels.

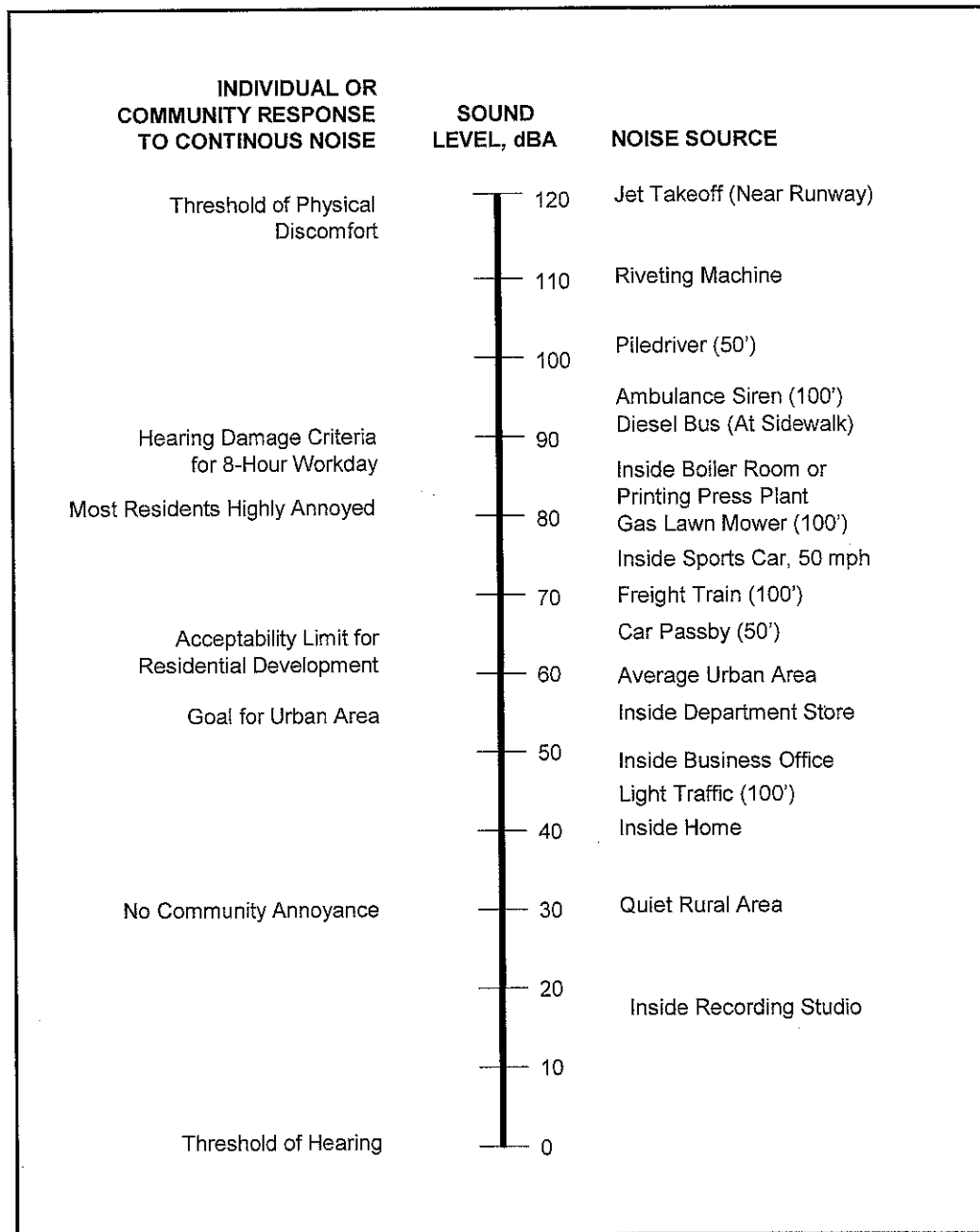


Figure 2 - Typical Sound Levels and their Effect on People

3. City Noise Standards

The city of Huntington Beach has established stationary source noise limits to ensure that all segments of the community will be protected from excessive noise intrusion. The applicable noise standards are contained within the City of Huntington Beach Noise Ordinance. The ordinance reads as follows:

8.40.040 Designated noise zones. *The properties hereinafter described, whether within or without the City, are hereby assigned to the following noise zones:*

Noise Zone 1: All residential properties;

Noise Zone 2: All professional office and public institutional properties;

Noise Zone 3: All commercial properties with the exception of professional office properties; and

Noise Zone 4: All industrial properties.

8.40.050 Exterior noise standards.

(a) The following noise standards, unless otherwise specifically indicated, shall apply to all residential property within a designated noise zone: Exterior Noise Standards

Noise Zone	Noise Level	Time Period
1	55 dB(A)	7 a.m. - 10 p.m.
	50 dB(A)	10 p.m. - 7 a.m.
2	55 dB(A)	Anytime
3	60 dB(A)	Anytime
4	70 dB(A)	Anytime

(b) In the event the alleged offensive noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by five (5) dB(A).

8.40.060 Exterior noise levels prohibited. *It shall be unlawful for any person at any location within the incorporated area of the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level when measured on any residential, public institutional, professional, commercial or industrial property, either within or without the City, to exceed the applicable noise standards:*

(a) For a cumulative period of more than thirty (30) minutes in any hour;

(b) Plus 5 dB(A) for a cumulative period of more than fifteen (15) minutes in any hour;

(c) Plus 10 dB(A) for a cumulative period of more than five (5) minutes in any hour;

(d) Plus 15 dB(A) for a cumulative period of more than one (1) minute in any hour; or

(e) Plus 20 dB(A) for any period of time.

In the event the ambient noise level exceeds any of the first four noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level.

In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.

4. Sound Monitoring Equipment and Locations

In monitoring the proposed car wash location's area ambient noise, AEA used four Larson-Davis Model 824 Type 1 Real-Time Analyzer/Integrating Sound Meters to monitor the various noise producing activities near the future residences north and east of the project site. Each sound meter system is in current laboratory calibration and was field calibrated according to the manufacturer's instructions just prior to making the sound measurements.

Proposed H2Go Express Car Wash Noise Study

The ambient noise monitoring positions (see Figure 3) were five feet above grade. The most easterly monitoring location (SLM 1) is 50 feet east of the centerline of Gothard Street at the southwest corner of the future residential complex site and near the existing EZ Lube site. The next monitoring location (SLM 2) is 100 feet to the east of the centerline of Gothard Street on the property line between the future residential complex and the existing EZ Lube site. The third monitoring location (SLM 3) is near the northern project site boundary and the proposed car wash tunnel exit 50 feet west of the centerline of Gothard Street. The fourth monitoring location (SLM 4) is on the existing sidewalk near the northeast corner of the existing vacant restaurant and 50 feet west of the centerline of Gothard Street.

5. Sound Measurements and Results

Ambient noise was monitored on March 5, 2012 at the locations cited above over two one-hour mid-day monitoring periods from 10 a.m. to 12 p.m. and 5 p.m. to 6 p.m. The ambient noise measurement results for the project vicinity are given in Tables 1 through 4.

The ambient noise measurement results include the energy equivalent average sound level (L_{eq}), the minimum sound level (L_{min}) and the maximum sound level (L_{max}). In addition, the noise measurements include the percentile or exceedance levels ($L\%$). An $L_{1.67}$ exceedance level is the sound level that is exceeded for 1.67% of the time (for example, 1 minute per hour). The $L_{8.33}$ exceedance level is the sound level that is exceeded for 8.33% of the time (for example, 5 minutes per hour). L_{25} , L_{50} and L_{90} are the sound levels that are exceeded for their respective time period percentages and would represent exceedance levels of 15 minutes, 30 minutes and 54 minutes per hour, respectively. The L_{90} exceedance level is referred to as the background sound level. Exceedance descriptors are very useful in assessing the duration and strength of fluctuating noise over the measurement period. All noise level data herein are referenced to 20 micropascal (20 μ Pa) and are A-weighted sound levels (dBA).

The measured hourly ambient noise at the four locations along the future easterly residential property line and on the project site was greater than the base city residential property line daytime 30-minute per hour noise limit of 55 dBA. The 30-minute per hour noise level is the equivalent of the L_{50} noise level descriptor. Since the area-ambient noise exceeds the base noise limits in the City noise ordinance base noise limits, the ambient-based exceedance limits would be adjusted to reflect the actual ambient noise (which notably is dynamic and can change hourly). The low ambient-based L_{50} noise limit would thus be 61 dBA. The other exceedance level noise limits are to be adjusted in a similar manner. For purposes of this project, the ambient-based 30-minute per hour noise limits have been set at the lowest measured L_{50} noise level at each respective location.

6. Proposed Car Wash Operations

The preferred hours of operation of the proposed car wash are 7 a.m. to 10 p.m., seven (7) days a week. The project layout in Figure 4 shows that the maximum number of patron vehicles queued up for a car wash at a time could be twelve (12). In addition, there are six (6) vacuum stations. Assuming a worst-case scenario of 12 queued idling vehicles and low speed vehicle movements on-site would be about 60 dBA at 50 feet. Also assuming 6 vehicles being vacuumed at once, the self-serve vacuum cleaner noise would be 50 dBA at 150 feet and 56 dBA at 75 feet. Each individual vacuum typically operates 50% of the time, as drivers arrive, prepare, vacuum, and leave. An equipment room contains small quiet pumps. Figure 5 shows planned blower noise abatement installed in the drying section of the tunnel. Computer modeling of these noise sources and car wash equipment noise, transmitted through the car wash tunnel exit opening, entrance opening, Thermoclick™ Multiwall Lexon™ tunnel walls and 25 gauge sheet metal roof, was conducted using

Proposed H2Go Express Car Wash Noise Study

the SoundPLAN™ Version 7.0 community noise modeling software. Table 5 shows the predicted worst-case project noise at the southwesterly corner of the future residential property due to car wash dryers (50% operating time), 12 idling vehicles waiting for a car wash (100% idling time) and all 6 vacuums operating (50% operating time). Table 6 shows the predicted worst-case project noise combined with the estimated future Edinger and Gothard traffic noise at the ambient noise monitoring sites. In combining sound levels at location SLM 3, the log sum of the ambient noise (62.7 dBA) and the modeled car wash noise (50.6 dBA, nearly half as loud as the ambient noise) is equal to 62.9 dBA. Combining sound levels with differences greater than 10 dB causes no increase.

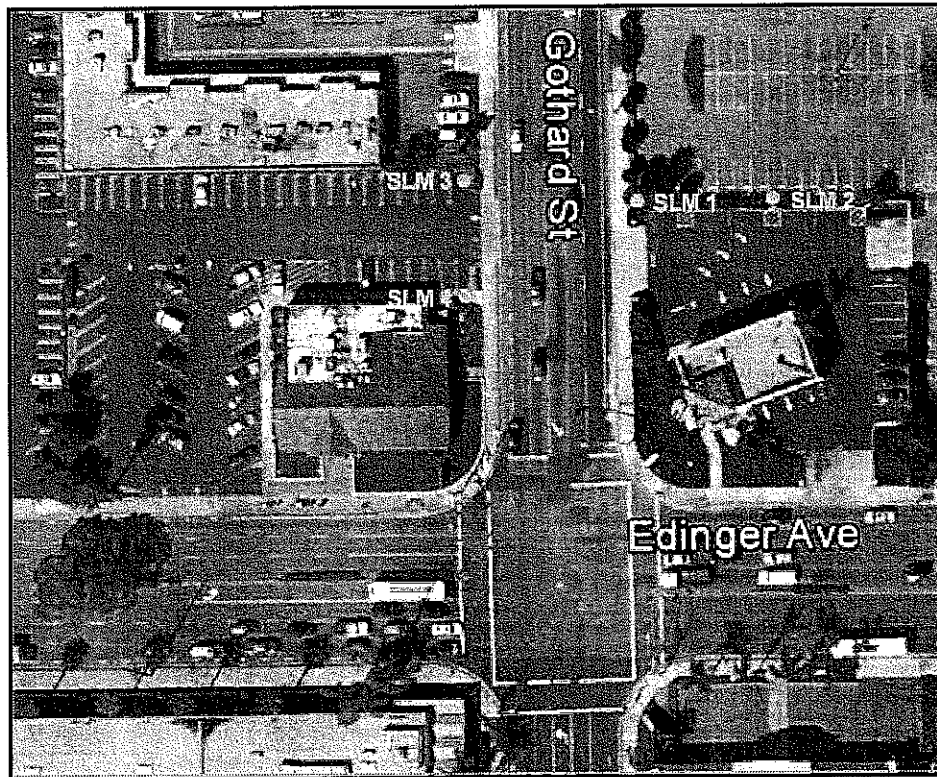


Figure 3. Aerial View of Project Site with Sound Meter Locations

Table 1. Ambient Noise Monitoring Results 50 Feet East of Gothard (Site 1)

Date	Timer	Leq	Lmax	Lmin	L(1.67)	L(8.33)	L(25)	L(50)	L(90)
5 Mar 2012	10 – 11 am	65.8	84.4	50.9	74.2	70.4	65.4	61.0	55.8
5 Mar 2012	11 am – 12	67.9	93.3	50.1	74.3	70.3	65.7	61.4	56.1
5 Mar 2012	5 – 6 pm	66.9	89.9	49.3	74.3	70.7	65.6	61.3	55.9

Table 2. Ambient Noise Monitoring Results 100 Feet East of Gothard (Site 2)

Date	Time	Leq	Lmax	Lmin	L(1.67)	L(8.33)	L(25)	L(50)	L(90)
5 Mar 2012	10 – 11 am	61.7	75.9	51.7	69.1	64.9	61.9	59.5	55.4
5 Mar 2012	11 am – 12	62.8	82.4	50.5	68.2	65.0	63.5	61.0	56.1
5 Mar 2012	5 – 6 pm	61.6	72.4	51.6	67.6	64.0	62.2	60.2	55.9

Table 3. Ambient Noise Monitoring Results 50 Feet West of Gothard (Site 3)

Date	Time	Leq	Lmax	Lmin	L(1.67)	L(8.33)	L(25)	L(50)	L(90)
5 Mar 2012	10 – 11 am	65.7	80.1	52.3	73.3	69.9	66.3	62.8	57.6
5 Mar 2012	11 am – 12	69.2	95.6	51.7	73.7	70.1	66.1	62.7	57.8
5 Mar 2012	5 – 6 pm	66.8	81.3	52.4	73.0	69.3	66.0	63.2	58.0

Proposed H2Go Express Car Wash Noise Study

Table 4. Ambient Noise Monitoring Results 50 Feet West of Gothard (Site 4)

Date	Timer	Leq	Lmax	Lmin	L(1.67)	L(8.33)	L(25)	L(50)	L(90)
5 Mar 2012	10 – 11 am	66.3	80.5	52.6	73.2	70.3	67.0	64.0	59.0
5 Mar 2012	11 am – 12	70.3	96.2	53.7	75.2	70.8	67.0	63.8	59.2
5 Mar 2012	5 – 6 pm	67.6	81.8	53.5	73.7	69.8	66.8	64.3	59.4

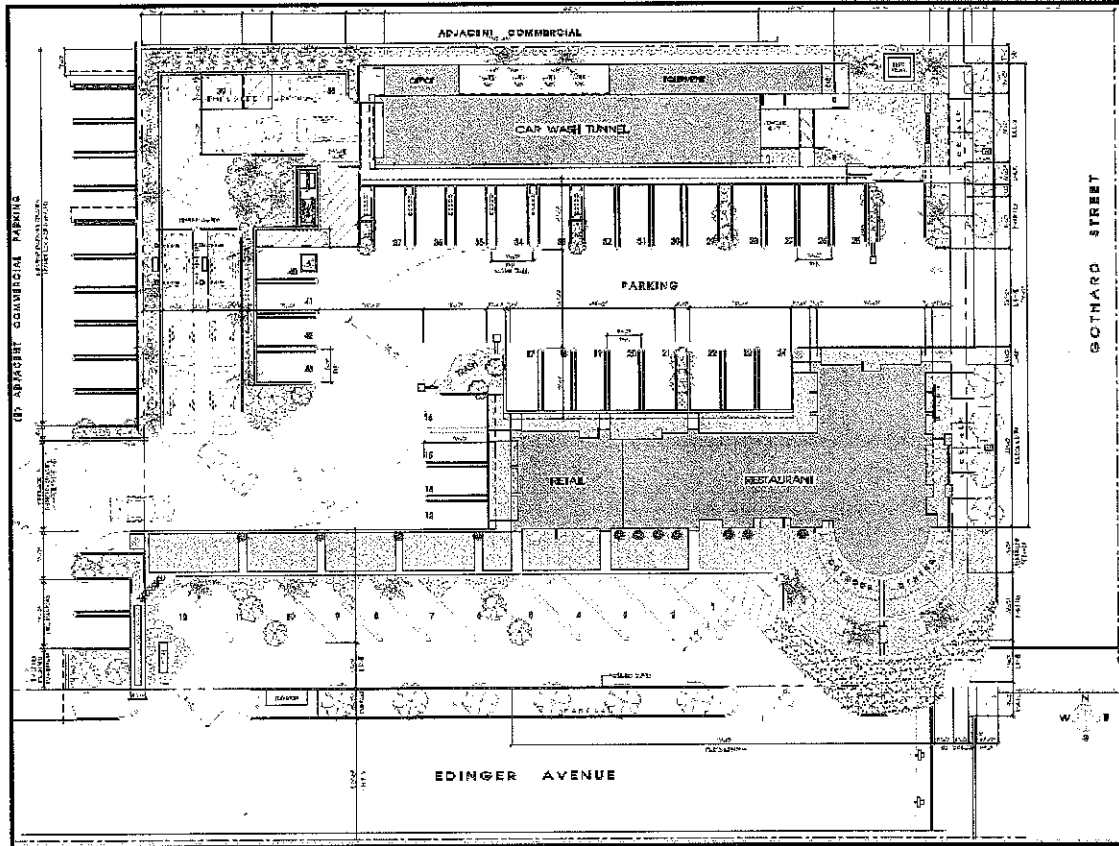


Figure 4. Proposed Car Wash Project Layout

Table 5. Proposed Car Wash Worst-Case Noise at Easterly Residential Property

Easterly Property Location	Presumed Day Ambient Noise, dBA	Low Ambient Noise, L50(h), dBA	Base Day Noise Limit, L50(h), dBA	Proposed Car Wash, L50(h), dBA	Base Limit Compliance
SW Corner Floor 1		61.0	55	48.5	Yes
SW Corner Floor 2		n/a	55	49.1	Yes
SW Corner Floor 3		n/a	55	50.1	Yes
SW Corner Floor 4		n/a	55	50.9	Yes

Table 6. Worst Case Combined Car Wash & Street Traffic Noise at Sound Meter Sites

Residential Property Line Locations	Low Ambient Noise, L50(h), dBA	Ambient-Based Noise Limit, L50(h), dBA	Modeled Project Noise, L50(h), dBA	Combined Future Noise, L50(h), dBA	Project Compliance
SLM 1	61.0	61	41.3	61.0	Yes
SLM 2	59.5	60	37.7	59.5	Yes
SLM 3*	62.7	63	50.6**	62.9	Yes*

* Currently adjacent to northerly commercial land-use.

** Shielded by proposed project wall.

Proposed H2Go Express Car Wash Noise Study

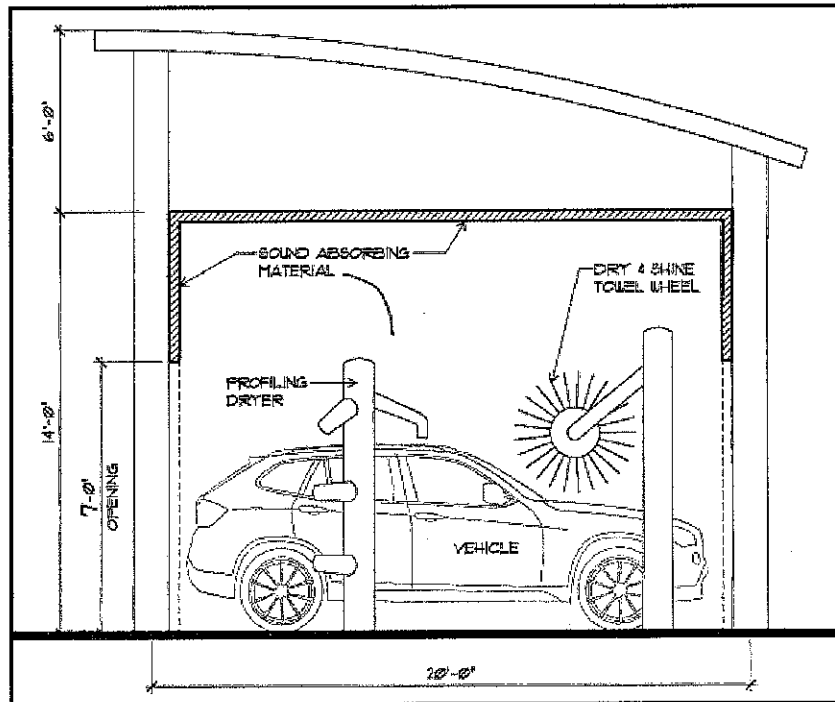


Figure 5. Proposed Car Wash Blower Noise Abatement

The existing commercial property north of the proposed project site is zoned for mixed-use. However, it is understood that there is a 20-year lease to the existing tenant. Therefore, any future noise-sensitive project design adjacent to this project would need to evaluate noise issues and, if found needful, include appropriate noise abatement features in their design.

In addition, as a "Good Neighbor" policy, it is recommended that project operations require audible patron radios and entertainment systems be turned off while in the car wash entrance queue line and at the vacuum stations. Signage should request patron cooperation to minimize noise of car door slams, loud talking, audible entertainment systems and in general requesting basic quiet consideration for residential neighbors. This policy could also be extended to the future restaurant.

7. Conclusion

Since the proposed project is not planning to operate after 7 p.m., the AEA project noise study finds that the proposed project's daytime operational car wash noise would not exceed the daytime ambient-based noise limits of the City Noise Ordinance at the adjacent property lines when the planned noise abatement measures are properly implemented. In addition, the car wash operations would not exceed the City baseline noise limits with the tunnel noise abatement in place. Thus, no significant noise impacts are predicted and no violations of the City noise standards are expected due to the proposed H2Go express car wash operations.